

# RT Edgar

## STATEMENT OF INFORMATION

2 November 2017

### Property offered for sale

13/415 Toorak Road, Toorak VIC 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,299,000

### Median sale price

Median price \$1,380,000 Unit x Suburb Toorak

Period - From 01/04/2017 to 30/06/2017 Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Toorak estate agent and James Paull consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 4/512 Toorak Road, Toorak	\$1,360,000	16/07/2017
<b>2</b> 22/380 Toorak Road, South Yarra	\$1,350,000	27/05/2017
<b>3</b> 10/391 Toorak Road, South Yarra	\$1,340,000	22/07/2017